



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Hold a Joint City Council/Planning Commission Meeting to review and provide direction on the overall organization of the General Plan Update, determine the method of soliciting public participation, identify key stakeholders, and clarify priorities for the General Plan Update.

MEETING DATE: September 14, 2006

PREPARED BY: Community Development Department

RECOMMENDED ACTION: That the Council and Commission review and provide staff with direction related to organization of the General Plan Update, determine the method of soliciting public participation, identify key stakeholders, and clarify priorities for the General Plan Update.

BACKGROUND INFORMATION: As part of the General Plan Update staff along with Dyett & Bhatia (D&B) will be requesting direction from the City Council related to overall organization, method of soliciting public participation, identification of key stakeholders, as well clarifying overall priorities. This kick-off meeting was identified in the original scope of work and schedule of events as described in D&B's General Plan Update proposal.

COUNCIL OPTIONS:

- Provided Staff with direction and priorities for the General Plan Update as described herein.
- Table any direction to a date certain.

FISCAL IMPACT: None

FUNDING AVAILABLE: Not Applicable



Randy Hatch
Community Development Director

Attachment:

1. Consultant Working Draft Agenda
2. General Plan Update: Phases, Products, and Public Meetings

cc: City Attorney

APPROVED: 

Blair King, City Manager

DYETT & BHATIA

Urban and Regional Planners

Lodi General Plan Update Joint City Council/Planning Commission Workshop Thursday, September 14, 2006. 7:00-8:45 PM

DRAFT AGENDA

Meeting Objectives

- Review Public Participation Program: provide direction for any adjustments
- Discuss stakeholders to be interviewed; input for community survey
- Discuss issues and priorities for the General Plan

Draft Agenda

1. Project and Team Introduction (Staff; 4 minutes)
2. Scope and Schedule Overview (Rajeev; 4 minutes)
3. Public Participation Program:
 - Presentation (Rajeev; 4 minutes)
 - Discussion (30 minutes)
 - Any desired changes
 - Stakeholders to be interviewed
 - Community Survey: Questions/ideas you would like to see feedback on
4. Key Issues and Priorities:
 - Rajeev (2-3 minute introduction)
 - Discussion (55 minutes):
 - If necessary, prompt by topic land use, open space preservation, etc.

Total time: approximately 1 hour 40 minutes

PHASES

The General Plan Update and the Environmental Impact Report work program is broken down into major phases, reflecting integrated public participation and analytical processes. These four phases—Background Studies and Issues, Choices, Draft Products, and Final Products—are outlined below.

Throughout these phases, the General Plan update will need to address the major issues being faced by the City. Understanding what these are and how they are perceived will evolve as the program proceeds; it is essential to retain flexibility to address and respond to specific concerns within the State mandated context of what a General Plan is and how it is intended to be used.

Phase I: Visioning and Outreach, and Background Studies

Visioning and Issues for the General Plan Update. Key issues would be identified through field reconnaissance and review of planning documents, stakeholder interviews, a citywide survey, decision-maker meetings, as well as a community workshop and a community forum.

Land Use and Vacant Parcel Survey. A complete land use data layer would be created from existing data sources where available, and third party sources. Field surveys would be used to confirm the land use data, which would be given to the City as an ArcGIS data layer, and displayed on printed maps. Significant vacant parcels and parcels with redevelopment potential would be surveyed in more detail and identified in the Opportunities and Challenges task.

Working Paper: Greenbelt Conservation will be prepared, focused on issues specific to the greater Lodi-Woodbridge area. Successful strategies that have worked elsewhere in the State in the context of wine production will be presented. A Planning Area will be defined.

Existing Conditions, Opportunities and Challenges Assessment. Three working papers will be prepared to present a comprehensive assessment of opportunities and challenges related to the Lodi General Plan:

- **Working Paper: Land Use, Transportation, and Natural Resources.** The report would be designed to initiate a meaningful dialogue with the community with policy options that would respond to issues identified through the public visioning workshops and in subsequent community forums.
- **Working Paper: Growth and Economic Strategy.** Growth prospects will be quantified, and choices related to development strategies—including housing, commercial uses, and tourism—presented.
- **Working Paper: Urban Design and Livability Assessment.** An assessment of citywide and neighborhood-scaled livability will be performed, reliant both on interactive working with the community and fieldwork.

Phase II: Choices

Alternative Plans Workbook. This workbook would draw from ideas that have emerged from the community forums and discussions with the City on land use concepts and classifications, and others, such as economic development initiatives and livability/sustainability concepts. Land use maps will be supplemented with visualization of selected areas. Impacts of the alternatives will be discussed to enable informed decision-making.

Preferred Vision. In close cooperation with the community (including a citywide workshop) and decision-makers, a Preferred Vision/Plan will be prepared. The Preferred Vision will encompass the land use and urban design framework, including issues related to development intensities and building massing, to provide the basis for preparation of detailed proposals in the General Plan. Vision statement/General Plan themes will be endorsed by decision-makers.

Framework Concepts and Key Goals. These will complement the physical development framework embodied in the Preferred Vision. Key goals for each element will be identified, providing the bridge between the Preferred Plan and detailed policy development.

**Phase III: Draft Documents, and
Phase IV, Final Documents**

Draft General Plan. The Draft General Plan would include all of the State-mandated elements as well as Community Design and Livability Element. The emphasis would be on “objectives” and “policies” that all tie back to the vision, preferred plan. Policies would be written with the intent of establishing the basis for implementing ordinances. Following public review and hearings, the Final General Plan would be prepared.

Environmental Impact Review. Impact assessment would be conducted parallel to General Plan preparation, so that mitigation can be built into the General Plan, resulting in a self-mitigating Plan. The impact assessment, documented in the Draft EIR, would be circulated for public review and then finalized with the responses to comments meeting all CEQA requirements. This EIR will also serve as the environmental assessment for the Sphere of Influence changes.

Adopted General Plan. This will laid out in an easy-to-read format, with rich use of photographs, drawings, and three-dimensional visualization. It will be provided to the City in a format so as to be easily accessible on the web.

PRODUCTS

Coordination/Outreach Materials

Final Project Work Program & Schedule
Finalized Public Participation Program
Project website design
Workshop materials as appropriate
Meeting summaries from workshops and neighborhood forums
Stakeholders Meetings Report
Citywide Mail-in Survey Report
Livability Survey

Newsletters:

Newsletter #1: Introduction
Newsletter #2: Alternatives
Newsletter #3: Draft General Plan

General Plan

Preliminary/Final Planning Area (map)
Working Paper 1: Greenbelt Strategies
Working Paper #2: Land Use, Transportation, and Environmental Resources Assessment
Working Paper #3: Growth Prospects and Economic Strategy
Working Paper #4: Urban Design and Livability Assessment

Scenario 360 Model/Indicators
Alternative Plans Report
Preferred Plan
Framework Concepts and Key Goals
General Plan Outline
Infrastructure and financing technical memorandum
Administrative Draft General Plan
Draft General Plan (including Community Design and Livability Element)
Adopted General Plan
GIS database

CEQA Documents

List of References
Project Description
Notice of Preparation
Administrative Draft EIR
Draft EIR
Final EIR: Addendum – Response to Comments
Draft Mitigation Monitoring and Reporting Program
Final Mitigation Monitoring and Reporting Program

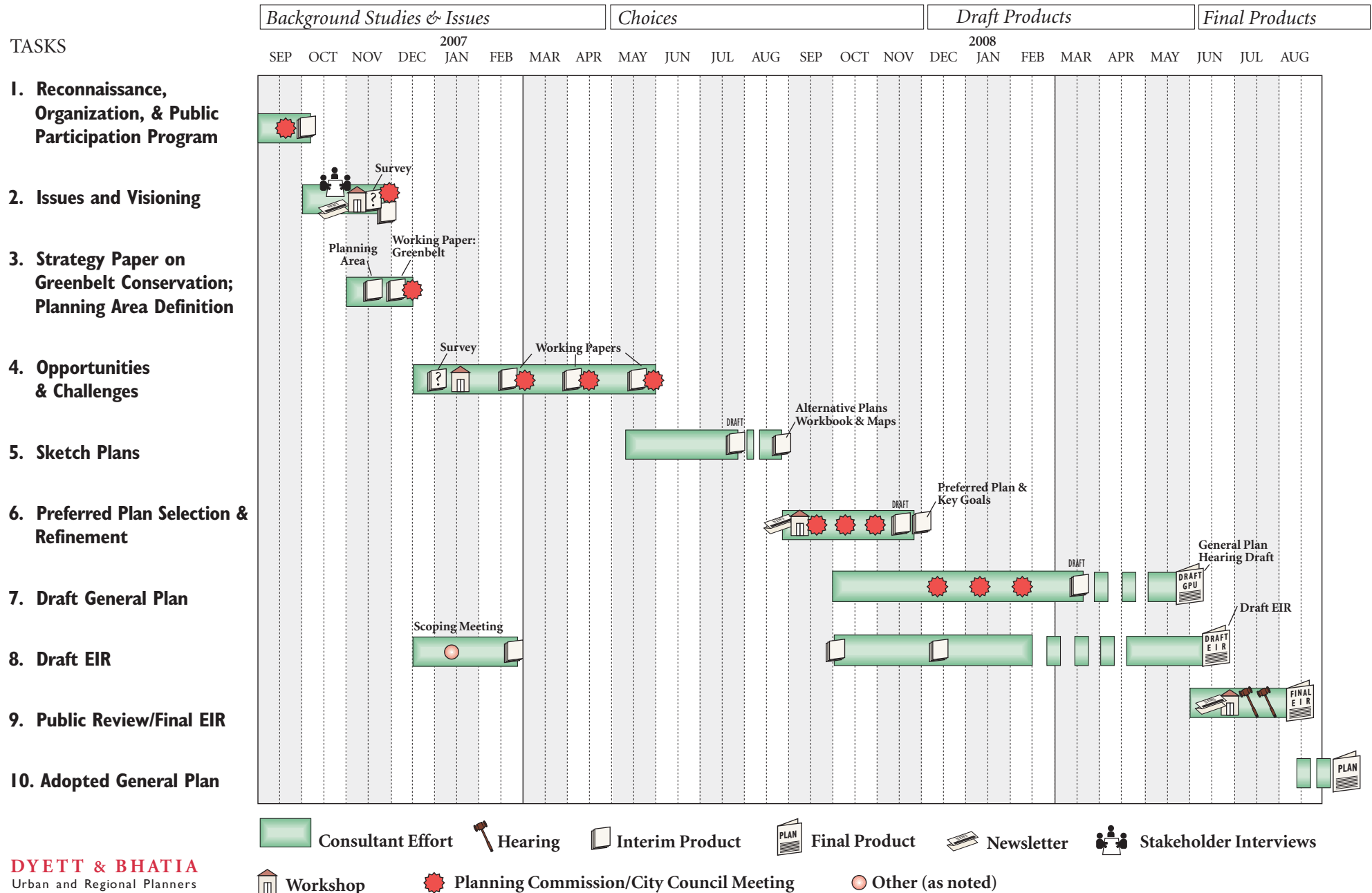
MEETINGS

The General Plan program envisions the following public/decision-maker meetings:

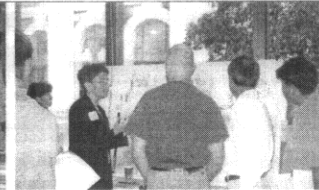
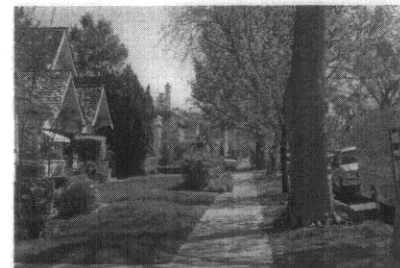
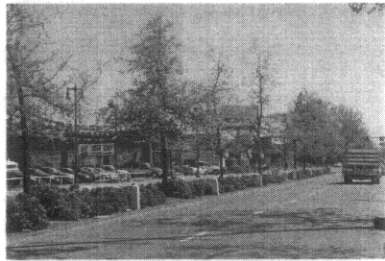
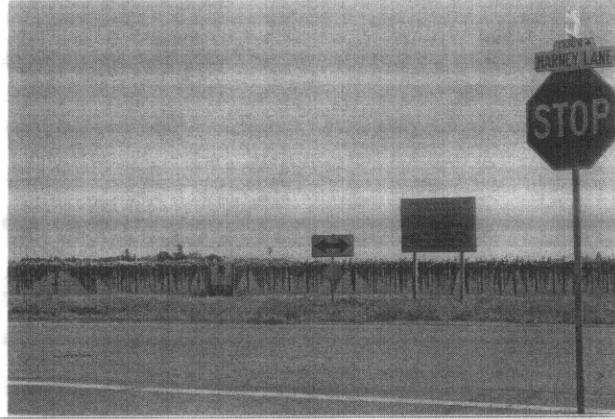
Public Meetings

		<i>City Council/ Planning Com- mission</i>	<i>Community Workshop/ Neighborhood Forum</i>	<i>Stakeholders</i>
Task 1:	Reconnaissance, Organization, and Public Participation Program	1		
Task 2:	Issues, Visioning, and Community Survey	1	2	20
Task 3:	Strategy Paper on Greenbelt Conservation; Planning Area Definition	1		
Task 4:	Opportunities and Challenges Assessment	3	1	
Task 5:	Sketch Plans			
Task 6:	Preferred Plan Selection and Refinement	3	1	
Task 7:	Draft General Plan	3		
Task 8:	Draft Environmental Impact Report		1	
Task 9:	Public Review / Final EIR	2	1	
TASK 10:	Adopted General Plan			
	Total	14	6	20

Proposed Schedule for the City of Lodi General Plan Update and EIR



Lodi General Plan Update



City Council / Planning Commission Workshop

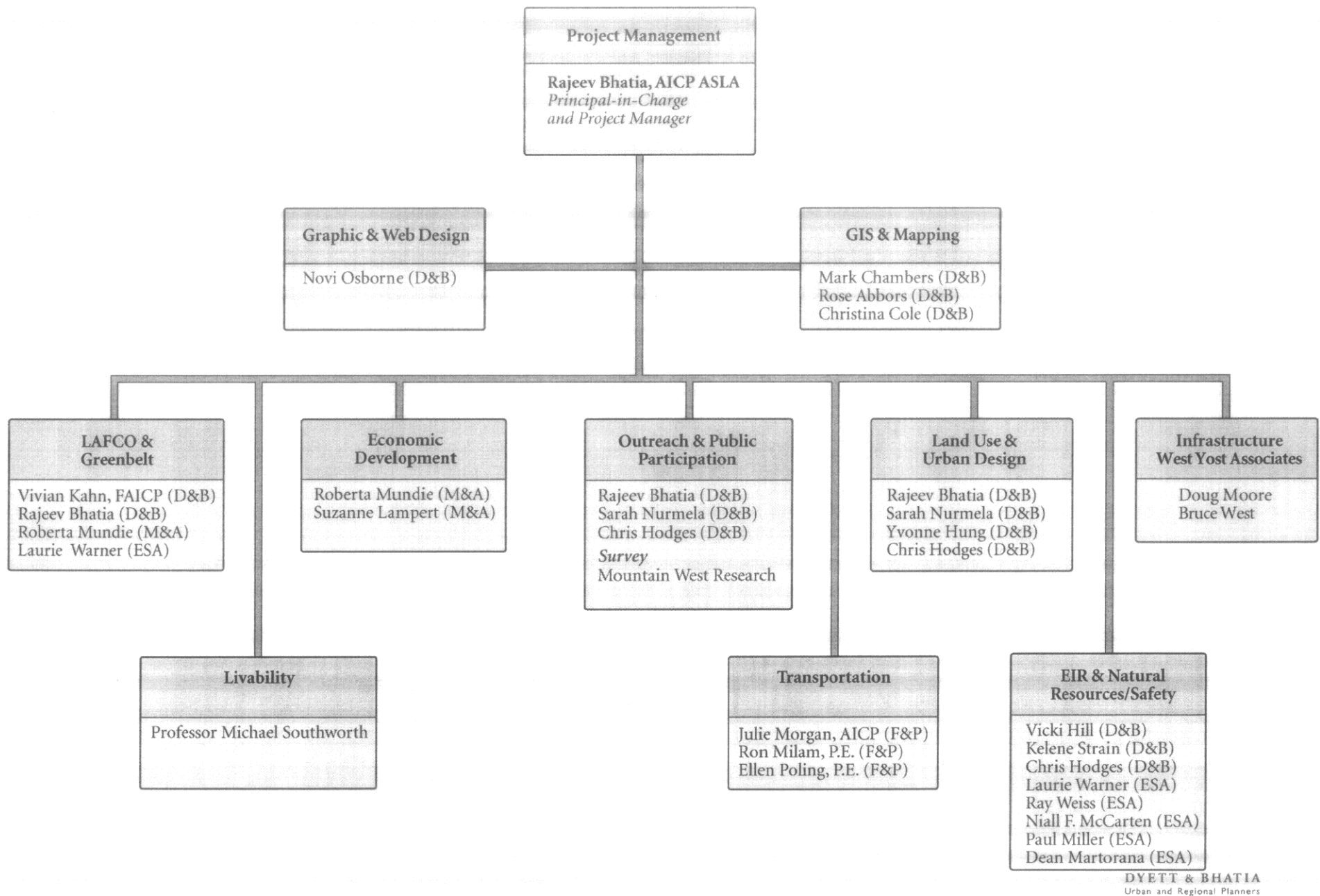
DYETT & BHATIA
Urban and Regional Planners

September 14, 2006

Workshop Agenda

- Team Introduction
- Scope and Schedule Overview
- Public Participation Program
 - *Any Changes to the Program*
 - *Stakeholders to Interview*
 - *Questions for Community Survey*
- Key Issues and Priorities:
 - *Discussion of Planning Issues for General Plan Update*

Proposed Team Organization for Lodi General Plan and EIR



Purpose of General Plan

- Outlines vision of long-range physical development for Lodi
- Provides specific implementing actions that will allow the vision to be accomplished
- Establishes basis for determining if development proposals are in harmony with vision
- Allows agencies and developers to design projects that enhance and preserve community resources

General Plan Requirements

- **Comprehensive**
 - *Applies to entire city*
 - *Addresses full range of issues affecting Lodi's physical development*
- **Long-range**
 - *Long term perspective*
- **Internally Consistent**
 - *Policies, diagrams, and analysis fully integrated, with no conflicts*
- **Vertically Consistent Implementation**

Required General Plan Elements

1. Land Use
2. Circulation
3. Conservation
4. Open Space
5. Noise
6. Safety
7. Housing [not part of this update]

Optional Elements to Address Unique Lodi Needs

- **Growth Management**
- **Community Design & Livability**

General Plan Update

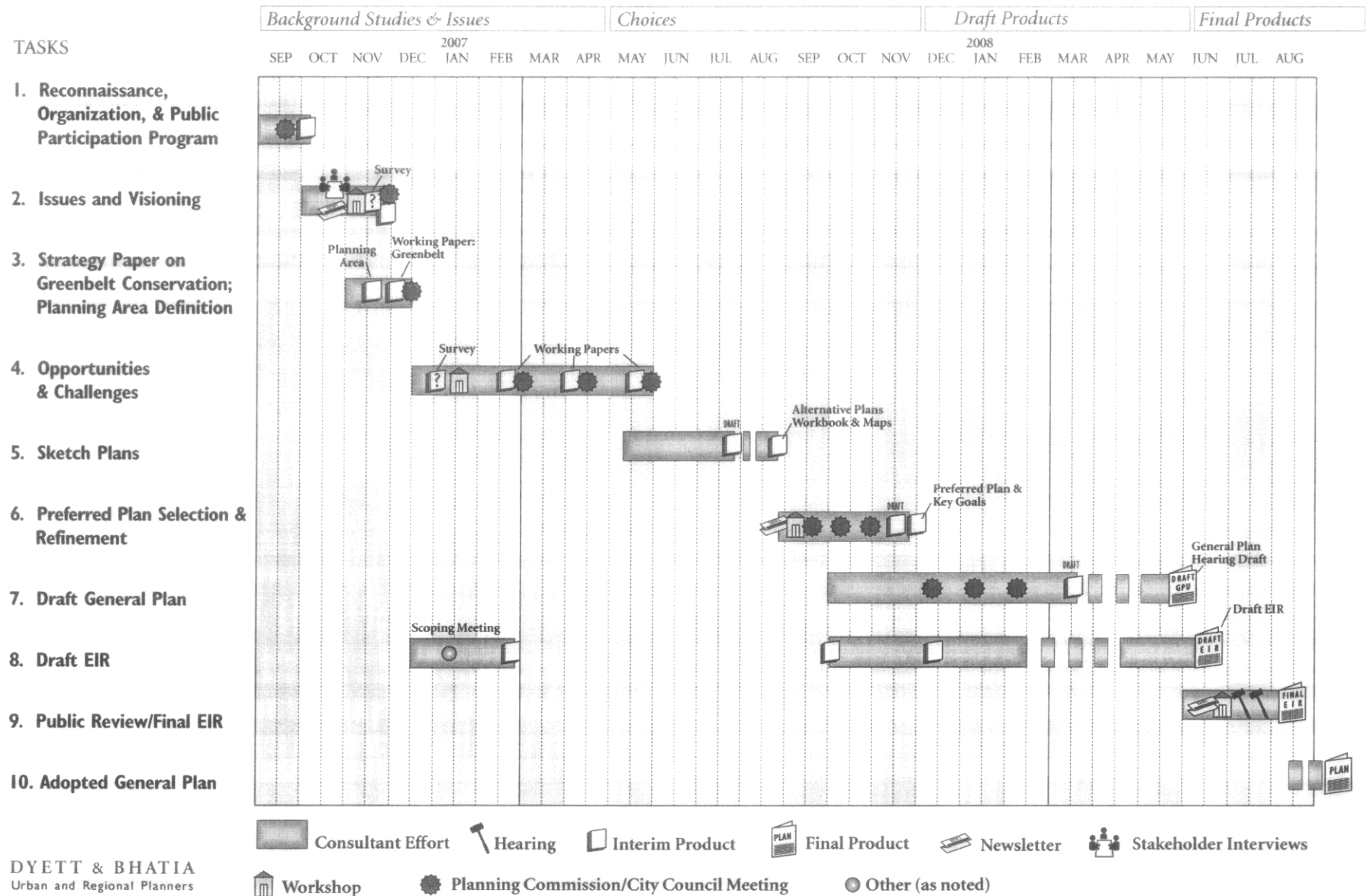
- Place-based planning
- Responding directly to Lodi's context and issues: *growth strategy, open space preservation, downtown revitalization, economic development, building neighborhoods, tourism/viticulture, corridors revitalization, etc.*
- Livability and sustainability
- Participatory
- Long-term focus

Four Phase Work Program

- 1. Background Studies and Issues**
- 2. Choices**
- 3. Draft Products**
- 4. Final Products**

Lodi General Plan Update

Proposed Schedule for the City of Lodi General Plan Update and EIR



DYETT & BHATIA
Urban and Regional Planners

September 6, 2006

Public Participation Program

- City Council and Planning Commission Meetings/Workshops
- Stakeholder Meetings
- Community Survey
- Livability Survey
- Community Workshops
- Neighborhood Forums
- Newsletters
- Website

Task 1: Reconnaissance, Organization, and Public Participation Program

- **Finalize the Public Participation Program**
- **Introductory and organizational tasks**

Meetings

- **Consultant Team Tour/Department Heads Meeting**
- **Workshop with the City Council/Planning Commission**

Products

- **Final Project Work Program and Schedule**
- **Final Public Participation Program**
- **Materials for Project Website**

Task 2: Issues and Visioning

Meetings/Activities

- **Mail-in Survey (one in three City households)**
- **Stakeholder meetings (20)**
- **Citywide Workshop**
- **Neighborhood Forum**

Major Products

- **Stakeholders Meeting Report**
- **Mail-in Survey Results**
- **Report on Public Workshop/Neighborhood Forum**

Task 2: Issues and Visioning

Tell Us What You Think!

1. What do you like most about living or working in Emeryville?

2. What do you feel can be done to improve Emeryville?

3. Please indicate if you agree or disagree with the following statements that may be said about Emeryville's future and how the City will change over the next 20 years.

The City should:	STRONGLY AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	NO OPINION
expand housing so more people can live in Emeryville	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
focus on increasing the number of jobs in the city	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
encourage more commerce for economic vitality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
focus on neighborhood needs and the quality of life	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
encourage more neighborhood-oriented stores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
build more parks and open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
encourage more activities for families and children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
encourage more entertainment and nightlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
encourage more high density buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
focus on making it easier to get around Emeryville	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
improve the quality of Emeryville Public Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
widen streets where possible to improve traffic flow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
provide more connections across the railroad tracks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
expand the "Emery Go Round" transit service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
coordinate traffic signals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
build more bike paths and lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
provide more pedestrian connections and sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
increase the availability of parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

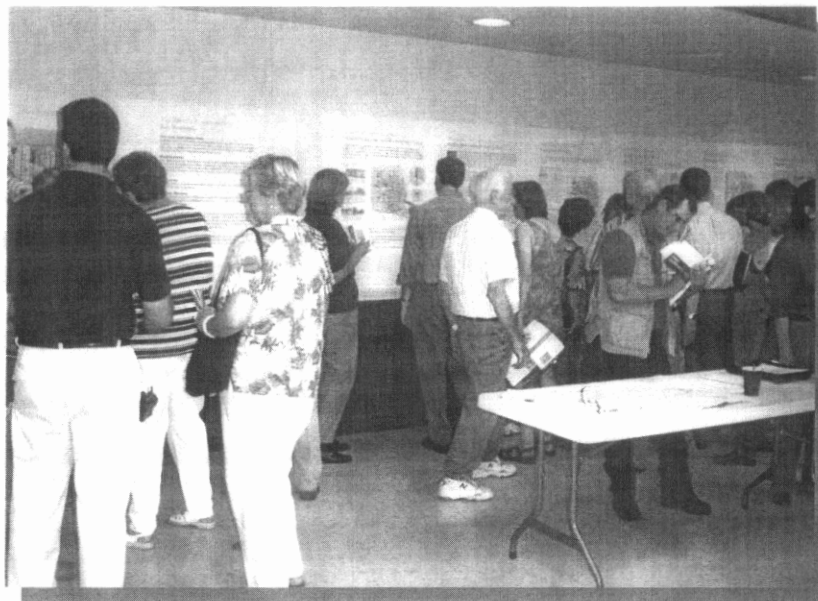
4. In which area of the City do you live? (See the adjacent map)

<input type="checkbox"/> 1. Marinas	<input type="checkbox"/> 7. South Hollis/Chiron
<input type="checkbox"/> 2. Watergate	<input type="checkbox"/> 8. Park Avenue District
<input type="checkbox"/> 3. North Bayfront	<input type="checkbox"/> 9. Emery Bay Village/Pixar
<input type="checkbox"/> 4. South Bayfront	<input type="checkbox"/> 10. Triangle
<input type="checkbox"/> 5. North Hollis	<input type="checkbox"/> 11. Bridgecourt/South San Pablo/Adeline
<input type="checkbox"/> 6. Doyle St./59th St. ("Rectangle")	

Public Workshop



- *Structured to engage the community and obtain meaningful feedback that moves the process forward*



Task 2: Issues and Visioning

Meetings/Activities

- **Mail-in Survey (one in three City households)**
- **Stakeholder meetings (20)**
- **Citywide Workshop**
- **Neighborhood Forum**

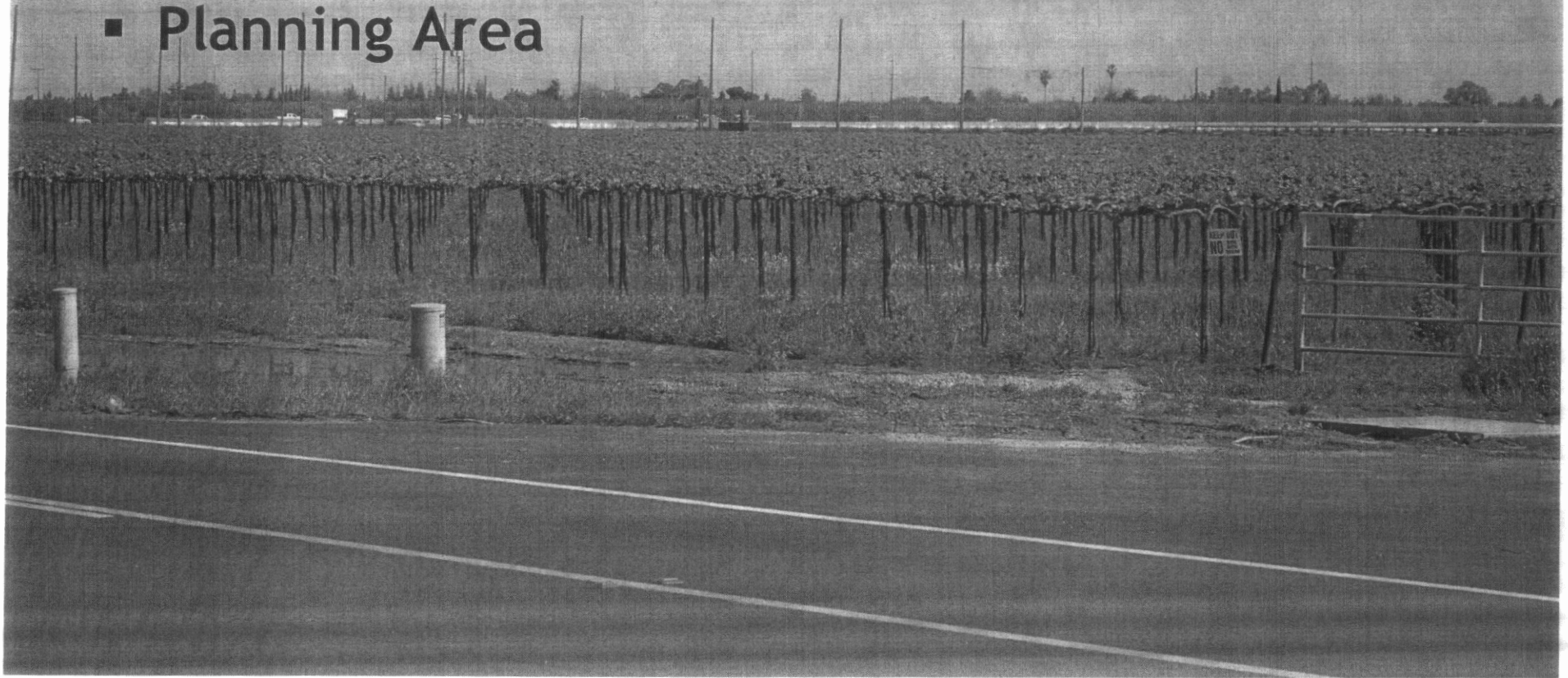
Major Products

- **Stakeholders Meeting Report**
- **Mail-in Survey Results**
- **Report on Public Workshop/Neighborhood Forum**

Task 3: Greenbelt Strategy Paper; Planning Area Definition

Products

- Working Paper: Greenbelt Strategies
- Planning Area



Task 4: Opportunities and Challenges

Comprehensive assessment of existing conditions, trends, opportunities and challenges

Products/Working Papers:

- **Land Use, Transportation, Environmental Resources, and Infrastructure Assessment**
- **Growth Prospects and Economic Strategy**
- **Urban Design and Livability Assessment**

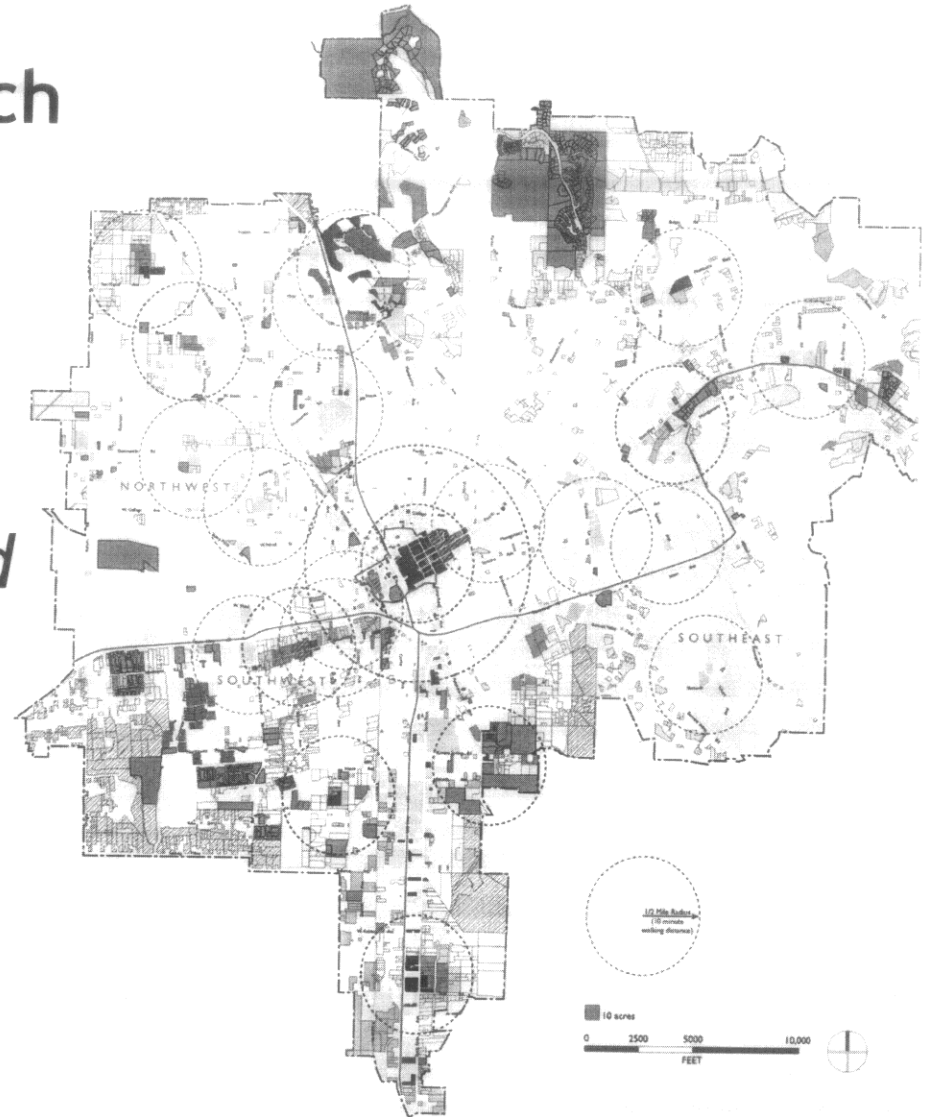
Meetings:

- **Community Workshop on Livability**
- **City Council/Planning Commission Meetings (3)**

Task 5: Sketch Plans

- Three alternative sketch plans

Transportation, fiscal, and infrastructure analysis of alternatives illustrating land use and circulation patterns





Task 6: Preferred Plan Selection

Select and refine a Preferred Plan
Meetings

- Citywide workshop on Alternatives
- Decision-maker meeting on Alternatives
- Decision-maker meeting on Preferred Plan
- Decision-maker on Framework Concepts and Key Goals

Task 7: Draft General Plan

Draft General Plan Elements:

- 1. Land Use**
- 2. Growth Management**
- 3. Community Design and Livability**
- 4. Circulation**
- 5. Parks and Recreation**
- 6. Conservation**
- 7. Safety**
- 8. Noise**

Meetings

- **City Council/Planning Commission (2-3)**

Task 8: Draft EIR

- Required by California Environmental Quality Act (CEQA)
- “Self-mitigating” General Plan Meetings
 - EIR Scoping meeting
 - Consultation with agencies as appropriate
- Products
 - Notice of Preparation
 - Draft EIR

Task 9: Public Review/ Final EIR

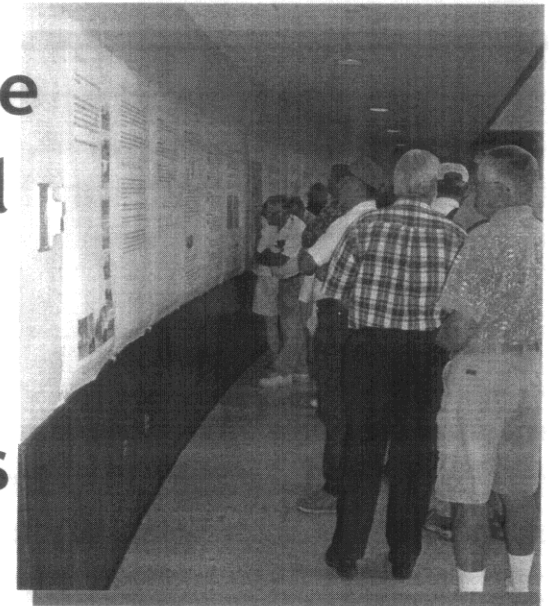
Take the Draft General Plan and EIR through public meetings and hearings

Meetings

- Community Workshop/Open House
- Planning Commission/City Council Hearings

Products

- Final EIR - Response to Comments



Task 10: Adopted General Plan

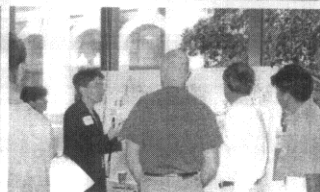
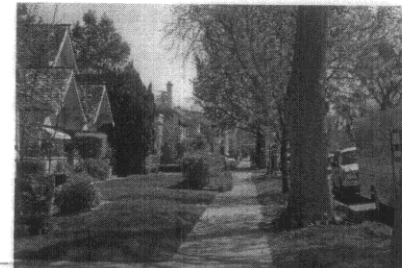
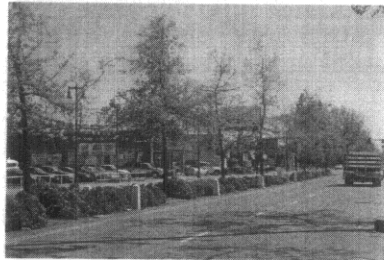
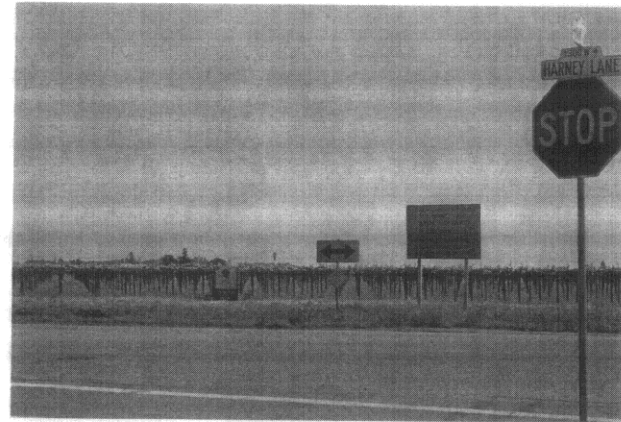
Public Participation Discussion

- 1. Any changes to the Public Participation Program?**
- 2. Stakeholders to be Interviewed**
- 3. Questions for the survey**

Discussion Topics

- **What do you think are Lodi's major strengths?**
- **What do you think are the major challenges and opportunities for Lodi over the next 20 years?**
- **What is your vision for Lodi in 2025? What should the General Plan priorities be?**

Lodi General Plan Update

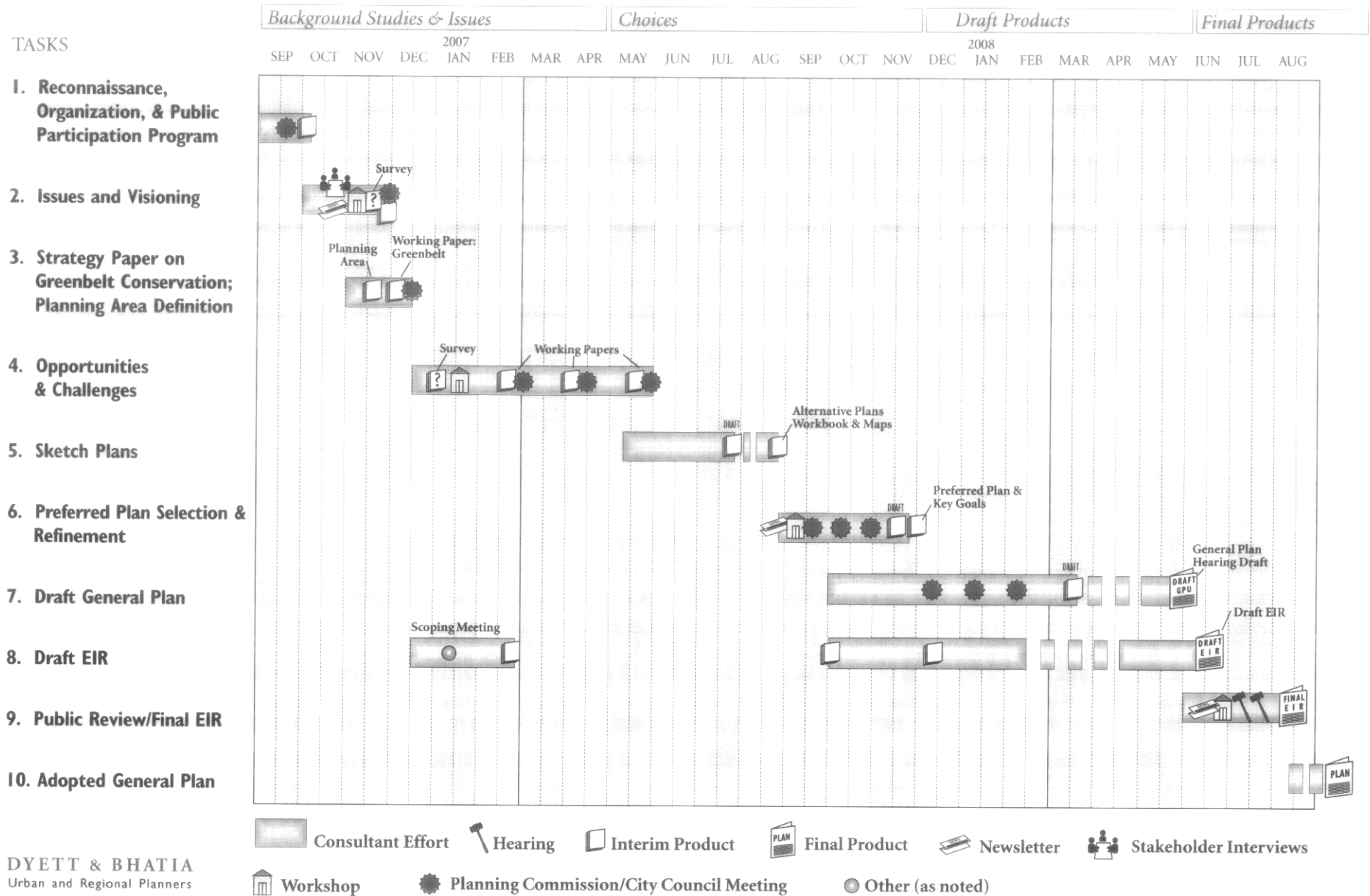


City Council / Planning Commission Workshop

DYETT & BHATIA
Urban and Regional Planners

September 14, 2006

Proposed Schedule for the City of Lodi General Plan Update and EIR



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September 6, 2006